Karen Johnson Davidson County
Batch# 1359924 DEEDWARR
12/18/2025 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20251218-0100824

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me, this 16th day of December, 2025.

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: (If left blank, send to new owner at property address) | Map-Parcel Numbers: |
|---|---|---|
| **Francisco J Salazar Clemente** | **Cornerstone First Mortgage** | **07503006500** |
| **4468 Baton Rouge Dr** | 2655 Camino Del Rio North 100 | |
| **Hermitage, TN 37076** | San Diego, CA 92108 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Prime C&L Property, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Francisco J Salazar Clemente**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 171, Tulip Grove, Section Four, of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Prime C&L Property, LLC, by Quitclaim Deed form Lesa M Prime, dated May 4, 2022, of record in Instrument No. 20220517-0056898, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Charles K Prime and wife, Lesa M Prime, by Warranty Deed from Joyce S Hunley and Nancy L Ellis, sole heirs at law of Nina R Seese, dated September 22, 2009, of record in Instrument No. 20090925-0089460, in the Register's Office for Davidson County, Tennessee. Charles K Prime died August 13, 2020, leaving Lesa M Prime as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4468 Baton Rouge Dr, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Lesa Prime, Sole Member Date: 12/10/2025

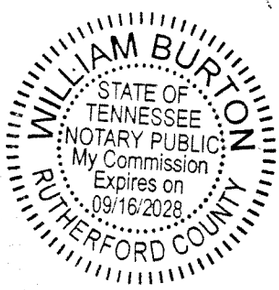
Prime C&L Property, LLC
Lesa Prime, Sole Member

STATE OF Tennessee
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **LESA PRIME** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are SOLE MEMBER of PRIME C&L PROPERTY LLC and that they are authorized by PRIME C & L PROPERTY LLC to execute this instrument on its behalf.

Witness my hand this 10th day of **DECEMBER, 2025.**

Notary Public
My commission expires: 9/16/2028



**Tennessee Certification of Electronic Document**

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/10/25 (date of document).

Jennifer Russell
Affiant Signature

12/16/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of December 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

